LOT E 92.5FT OF S1/2 OF 23
IN OR 2546/45
CASHEN GRANT SUB SEC 30-3N-28E

HUNT SCOTT CURTIS & KIMBERLY A
713 GEIGER RD
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0800-0023-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

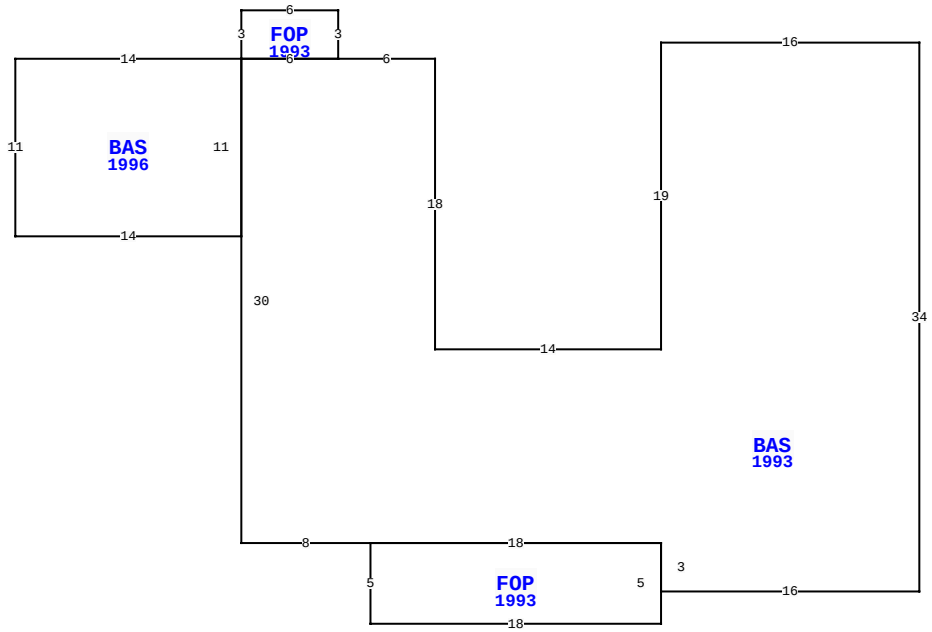
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2019.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,072 | 100 | 1,072 | 134,025 |
| BAS | 154 | 100 | 154 | 19,253 |
| FOP | 18 | 30 | 5 | 625 |
| FOP | 90 | 30 | 27 | 3,375 |
| TOTALS | 1,334 | | 1,258 | 157,280 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,258 | 114.8160 | 136.34 | 171,516 | 1942 | 2010 | 0 | 0 | 0 | 8.30 | 91.70 |

1 SNGL FAM – 100% - 2023 Heated Area: 1226 HX Base Yr 2023




713 GEIGER RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,280 |
| TOTAL MARKET OB/XF VALUE | | 960 |
| TOTAL LAND VALUE - MARKET | | 111,600 |
| TOTAL MARKET VALUE | | 269,840 |
| SOH/AGL Deduction | | 76,780 |
| ASSESSED VALUE | | 193,060 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 143,060 |
| TOTAL JUST VALUE | | 269,840 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M961662 | H/AC | 6,500 | 07/16/1996 |
| B9602839 | ADDITION | 6,100 | 04/01/1996 |
| E962753 | NEW CONSTR | 85 | 04/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2546/0045 | 3/09/2022 | WD | Q | I | 01 | 324,500 |
| GRANTOR: DS INVESTMENTS GROUP | | | | | | |
| GRANTEE: HUNT SCOTT CURTIS & | | | | | | |
| 2429/0734 | 1/15/2021 | WD | U | I | 37 | 150,000 |
| GRANTOR: HENRY BUYS HOMES LLC | | | | | | |
| GRANTEE: DS INVESTMENTS GROU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 S19 W14 N18 W6 FOP=[YR=1993] N3 W6 S3
BAS=[YR=1996] W14 S11 E14 N11 $ E6 $ W6 S30 E8 FOP=[YR=1993]
S5 E18 N5 W18 $ E18 S3 E16 N34 $ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 10 | 70.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 420 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 9 | 90.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 540 | |

## LAND DESCRIPTION

TOTAL OB/XF 960

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | RS-2 | 93.00 | 252.00 | 93.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 111,600 | | | | | | | |

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 111,600 Market: 0 Agricultural: 0 Common: 111,600 PRINTED 08/02/2023 BY SYS